



# PINS NOTE 24/2015

To: All Inspectors (England)

Relevancy: Planning appeals and Secretary of State casework; NSIPs; and local plans examinations

Date of Issue: 10 July 2015

Currency: review at 6 months after issue

## SUMMER BUDGET 2015: NATIONAL PRODUCTIVITY PLAN

### Action

1. Inspectors should be aware of today's Treasury news release on the National Productivity Plan, which includes a number of proposed planning reforms. These are set out in a 90-page document entitled '[Fixing the Foundations: Creating a more prosperous nation](#)'. The proposals in the document are intended to encourage long-term investment and promote a more dynamic economy.

### Background

2. 'Fixing the Foundations: Creating a more prosperous nation' announces the Government's intention to introduce changes to the planning system including:
  - a new "zonal" system, which will give automatic planning permission on all suitable brownfield sites, with the intention of removing unnecessary delays to re-development.
  - Powers for the Government to intervene and have local plans drafted setting out how housing needs will be met when LPAs fail to produce them, with penalties for those LPAs that make 50 per cent or fewer planning decisions on time.
  - Stronger CPO powers to bring forward more brownfield land, and devolution of planning powers to the Mayors of London and Manchester.
  - The right for major infrastructure projects which include elements of housing development to be considered via the NSIP regime.

- Working with the Mayor of London, proposals to remove the need for planning permission for upwards extensions for a limited number of storeys up to the height of the adjoining building in the capital.
  - Requiring higher-density development around key commuter hubs.
  - Extending Right-to-Buy to Housing Association tenants and to delivering 200,000 new starter homes.
  - A major package to support small and medium-sized house builders, including new sanctions for local authorities not processing smaller planning applications on time, with earlier fee refunds.
3. Although these proposals are not expected to come into effect until legislative and / or policy / guidance changes have been made, Inspectors should be aware of them, since they may be referred to by the parties and, depending on the circumstances of the case before you, may constitute a material consideration.
4. Please contact XXXX if you have any queries on this Note. Case-specific queries should be addressed to XXXX for Planning Appeals, or to XXXX for Local Plans.

XXXX

Group Manager (Planning)